

STAMFORD PLANNING BOARD
SPECIAL MEETING
MINUTES, WEDNESDAY, NOVEMBER 5, 2014
4TH FLOOR CAFETERIA, GOVERNMENT CENTER
888 WASHINGTON BLVD., STAMFORD, CT

Stamford Planning Board Members present were: Theresa Dell, Chair, Claire Fishman, William Levin, Zbigniew Naumowicz, Roger Quick, Jay Tepper and Michael Totilo (at 6:50 p.m.). Present for staff was David W. Woods, Ph.D., AICP, Principal Planner and David Killeen, Associate Planner; also present for the consultants were: Frank Fish, FAICP, Principal, BFJ Consulting.

Ms. Dell, Chair called the meeting to order at 6:30 p.m., and introduced the all the members of the Board.

REQUEST FOR AUTHORIZATION:

1. **CITY OF STAMFORD DEMOLITION OF CITY OWNED PROPERTY AT 200 STRAWBERRY HILL AVENUE**, the Mayor is requesting authorization as per Section 9-10 City Ordinance in pursuant to Chapter 88 of the City Codes to demolish two single-family structures on the site of 200 Strawberry Hill Avenue in connection of the development of the property as a school. Lou Casolo, City Engineer requested that this item be pulled for this meeting to allow the Historic Preservation Advisory Commission thirty days to review and present their advisory opinion. The Board granted a forty-five day extension.
2. **CITY OF STAMFORD DEMOLITION OF CITY OWNED PROPERTY AT SCOFIELDTOWN PARK, 612 SCOFIELDTOWN ROAD**, the Mayor is requesting authorization as per Section 9-10 City Ordinance in pursuant to Chapter 88 of the City Codes to demolish the existing City Storage Shed in order for the City to proceed with meeting the State Department of Energy and Environmental Protection's consent order and environmentally cap the Scofieldtown Park site. Lou Casolo, City Engineer made a brief presentation on the need to demolish the storage shed at Scofieldtown Park. After a brief discussion, Mr. Quick moved to recommend approval of the City granting the permit to demolish the existing City Storage Shed at the Scofieldtown Park; Ms. Fishman seconded the motion, and it passed unanimously with eligible members present voting, 5-0 (Dell, Fishman, Levin (voting for Mr. Totilo who came in after the presentation by Mr. Casolo), Quick, and Tepper).

ZONING BOARD REFERRAL:

1. **ZB Appl. 214-31 CITY OF STAMFORD, ENGINEERING BUREAU, 83 Lockwood Avenue – Special Exception**, request to increase the capacity of pre-school children from 240 to 348 at the pre-school operated by Childcare Learning Centers at 83 Lockwood Avenue in an R-5 zone. Lou Casolo, City Engineer and Marc Jaffee, President of Childcare Learning Centers made a brief presentation on this request. After a brief discussion, Mr. Totilo moved to recommend approval of granting this Special Exception will allow the pre-school operated by Childcare Learning Centers at 83 Lockwood Avenue in an R-5 zone to increase the capacity of pre-school children from 240 to 348 preschoolers; Planning Board found these requests to be consistent with the 2002 Master Plan Category #3 – Residential,

Low Density Multifamily; Ms. Fishman seconded the motion, and it passed unanimously with eligible members present voting, 5-0 (Dell, Fishman, Quick, Tepper and Totilo).

DISCUSSION: Master Plan 2015 – 2025

After considerable discussion, Mr. Tepper moved to adopt all of the proposed changes to the Draft Master Plan as submitted by the consultant, Frank Fish, FAICP of BFJ with the exception of Category 8 on Long Ridge Road that was tabled until the Special Planning Board meeting on November 12; Ms. Fishman seconded the motion, and it passed unanimously with eligible members present voting, 5-0 (Dell, Fishman, Quick, Tepper and Totilo).

Old Business

None

New Business

There being no further business to come before the Board, Ms. Dell adjourned the meeting at 9:20 p.m.

Respectfully Submitted,

Claire Fishman, Secretary
Stamford Planning Board

Note: These proceedings were recorded on tape and are available for review in the Land Use Bureau located on the 7th floor of Government Center, 888 Washington Boulevard, during regular business hours.